



UNIT A
**NEW
FRONTIER
HOUSE**

INTERLINK BUSINESS PARK
INTERLINK WAY WEST
BARDON HILL
LEICESTERSHIRE
LE67 1LF

- READY Q1 2025
- SECURE & GATED YARD
- 9 LOADING DOCKS & 1 LEVEL ACCESS
- 10M EAVES HEIGHTS

TO LET
FULLY FITTED WAREHOUSE
7,181.16 SQ M (77,298 SQ FT) GIA





LOCATION

STRATEGICALLY LOCATED IN LEICESTERSHIRE WITHIN THE MIDLANDS PRIME LOGISTICS GOLDEN TRIANGLE ON THE ESTABLISHED INTERLINK BUSINESS PARK.

The business park is strategically located northwest of Leicester city centre. Situated 2 miles west of Junction 22 of the M1 and east of Junction 13A of the M42 at Ashby, it offers excellent connectivity. The business park is easily accessible via the A511, linking to the M1 and A42(M).

The property holds a prominent position on Interlink Way West, with direct access from the B585, West Lane, or Beveridge Lane. Major occupiers include DHL, Roca UK, Antalis, and Laddaw.



MOTORWAYS	DISTANCE (Miles)	TIME (Mins)
M1 Junction 22	2.5	5
A42 Junction 13	6	14
M1 Junction 21 (M69)	10	17
M1 Junction 19 (M6 /A14)	24.4	24

AIRPORTS	DISTANCE (Miles)	TIME (Mins)
East Midlands	12.7	16
Birmingham	33.7	40



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What3Words link
crypt.royal.eternity

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SPECIFICATION

THE PROPERTY COMPRISES A MODERN TWO BAY SINGLE STOREY PURPOSE-BUILT DISTRIBUTION WAREHOUSE CONSTRUCTED IN 1999.

The property is of steel portal frame construction incorporating two storey offices. The warehouse has an approximate clear working height of 10 metres and the roof is of double skin profile sheeting and incorporates translucent roof lights. The property is to undergo a refurbishment, further details can be obtained from the agents.

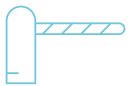
THE SPECIFICATION INCLUDES:



9 Loading Docks &
1 Level Access Door



85 Car
Parking Spaces



**FENCED &
GATED** Site



6,238 SQ FT
of Offices



45M Service
Yard Depth



190KVA
Electrical Supply



10M Clear
Working Height



4 EV
Charging Points



FLOOR AREAS

FLOOR AREAS	SQ M	SQ FT
Warehouse	6,601.68	71,060
Ground Floor Offices	289.74	3,119
First Floor Offices	289.74	3,119
Total GIA	7,181.16	77,298

EPC

The property has an energy efficiency rating of **C56**.

A copy of the EPC is available upon request.

LEASE

The property is available by way of a new lease on FRI terms.





CONTACT

Viewings strictly by
appointment through
the joint agents.



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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph's depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. Nov 2024. carve-design.co.uk 16609/8